
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Charles County Government

NAME OF SUSTAINABLE COMMUNITY: Hughesville Sustainable Community Area

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- ☐ **TAB #1 Applicant Information**
- ☐ **TAB #2 Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**
- ☐ **TAB #3 Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**
- ☐ **TAB #4 Sustainable Community Plan**
- ☐ **TAB #5 Progress Measures**
- ☐ **TAB #6 Local Support Resolution**
- ☐ **TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.**

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**Name of Sustainable Community:** Hughesville Sustainable Community Area

Legal Name of Applicant: Charles County Government

Federal Identification Number: 52-60000925

Street Address: 200 Baltimore Street

City: La Plata **County:** Charles **State:** MD **Zip Code:** 20646

Phone No: 301-645-0540 **Fax:** 301-645-0638 **Web Address:** www.charlescounty.org

Sustainable Community Contact For Application Status:**Name:** Candice Quinn Kelly **Title:** Commissioner President

Address: P.O. Box 2150 **City:** La Plata **State:** MD **Zip Code:** 20646

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Person to be contacted for Award notification:**Name:** Beth A. Groth **Title:** Planner II

Address: P.O. Box 2150 **City:** La Plata **State:** MD **Zip Code:** 20646

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Charles

Name of Sustainable Community: Hughesville Sustainable Community Area

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@MdHousing.org

The Hughesville Sustainable Community Area (SCA) boundary follows the existing Priority Funding Area (PFA) boundary. It should be noted that the Hughesville Business and Civic Association proposed a modification to the PFA boundary; however, because this boundary has not been submitted and approved by the Maryland Department of Planning, it is not included in this application.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 625.00

Existing federal, state or local designations (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Community Legacy Area | <input checked="" type="checkbox"/> Designated Neighborhood |
| <input type="checkbox"/> Main Street | <input type="checkbox"/> Maple Street |
| <input type="checkbox"/> Local Historic District | <input type="checkbox"/> National Register Historic District |
| <input type="checkbox"/> A & E District | <input type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input type="checkbox"/> BRAC | <input type="checkbox"/> State Designated TOD |
| <input checked="" type="checkbox"/> Other(s): <u>Rural Village</u> | |

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)

The Hughesville Village Revitalization Plan was adopted in May of 2007. This Plan provides the necessary background, historical information, existing conditions and market analysis necessary to develop a village vision and subsequent revitalization concepts. These concepts focus on village revitalization efforts in two key areas: economic development and physical improvements. The Plan addresses land use and development/redevelopment, transportation, environmental and historic preservation, open space and public facilities such as water and sewer. The Plan presents revitalization strategies with an emphasis on infill development that is appropriate in the context of a historic village center. In addition, the Plan recommends design guidelines, streetscape concepts and adaptive reuse strategies for the tobacco warehouse buildings. Though not currently designated as a Community Legacy area, Hughesville qualifies for this designation based on the recently adopted Revitalization Plan.

In 2005, the Maryland State Highway Administration (SHA) completed the MD 5 (Hughesville Bypass) to improve severe roadway congestion and safety concerns within the village of Hughesville. This investment has created the opportunity to re-invest in the business community of Hughesville as the first step to creating a walkable community. As part of the Hughesville Revitalization Plan, the County is seeking to reconstruct MD 5 Business (also known as MD 625) with a streetscape and modern stormwater management. This re-investment is intended to create an incentive to revitalize the business community, through private investment or public improvements through grant opportunities.

A primary focus of the Hughesville Revitalization Plan is economic development, which cannot be realized without first providing the village with adequate water and sewer facilities. Therefore, a major plan implementation item was to conduct a study of the water and sewer infrastructure needed to support Hughesville's revitalization. In December 2010, the County completed the Hughesville Business Area Water and Sewer Study. This Study recommends that a water system for Hughesville consist of 8" to 12" water distribution mains, four production wells and a 400,000 gallon elevated water storage tank. The recommendation for the sewer system consists of 8" gravity sewer with local pump stations, booster stations for flat areas, a main effluent pump station and force main, a packaged waste water treatment plant, and a disposal site sufficiently sized for a spray irrigation discharge system.

The Charles County Department of Community Services - Housing Authority provides grant assistance for County-wide programs to the two non-profit agencies with business offices located in the Hughesville SCA:

- Southern Maryland Tri-County Community Action Committee, Inc.
- Catholic Charities Angel's Watch

Catholic Charities, a social services organization of the Archdiocese of Washington, operates the Angel's Watch regional shelter and domestic violence shelter within the Hughesville Village Study Area. Angel's Watch receives grant funds from the County and the State, including United Way of Charles County and Maryland Department of Housing and Community Development.

The State and Federal Government have made a 55-million dollar investment in the Hughesville By-Pass (MD Rte. 5) highway construction project.

Charles County Department of Community Services also provides a wide range of programs and services to the Hughesville area including housing assistance programs, recreational programs, and a public transportation system.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer “cornfields”?

(Answer Space 4,000 characters)

APFO for School Capacity - Charles County adopted an Adequate Public Facilities Ordinance (APFO) in 1992, which has been amended as needed since that time. Primarily, the APFO governs the pace of development based on the status of public infrastructure, which includes the carrying capacity of public water supply, wastewater treatment, roadways, and schools. Through the APFO and related subdivision regulations, the County requires commercial and residential developments to make the necessary improvements to water and sewer infrastructure as well as roadways as a condition of project approval. For schools, a residential development project or commercial developments with a residential component must be granted an allocation of school capacity for each proposed lot in order to receive approval of a record plat of subdivision. A development project is limited by the capacity of the most limiting school (elementary, middle and high school). This process ensures that new development does not cause over-crowding in schools and that the project does not impact the adequacy of school facilities. This system imposes a barrier to Smart Growth since it does not distinguish between development areas from rural areas. It is solely based on the capacity of the schools serving the area.

The existing failing septic systems and lack of public water and sewer is a major limitation in business area redevelopment. Local leadership is also a necessary component to drive redevelopment efforts. Further, safe access to the village by vehicles and pedestrians is crucial to the success of the revitalization efforts.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)

As part of the Hughesville Village and Revitalization Plan, a structure condition assessment and occupancy status of improved properties within the sub-area was conducted. The majority of the structures in Hughesville are considered to be of sound condition, while some are in need of repair or are dilapidated. At the time the Revitalization Plan was conducted, there were twenty-six vacant (improved and unimproved) lots. No current studies have been conducted to determine the condition of housing in the Hughesville SCA, but it is generally considered by local realtors and the Hughesville Business and Civic Association that the existing community is in need of revitalization.

The village of Hughesville includes a number of historic property types including early to mid 20th century commercial and residential buildings as well as late 19th and early 20th century farmsteads. Of particular note are the Tobacco Warehouses in the northern end of the village including the W.H. Winstead Company tobacco warehouse (CH-435) notable as the first tobacco auction warehouse built in the State. The adaptive reuse of the tobacco warehouses is envisioned as a catalyst project that will stimulate private investment in other aspects of the Plan. Some of the oldest warehouses are currently under study for a mixed use entertainment venue. The tobacco warehouses were crudely constructed and have been poorly maintained. Adaptive reuse or restoration will be challenging. Nonetheless, historic preservation tax incentive programs and other programs yet to be identified, may offer some hope to realize this opportunity.

Hughesville is positioned in proximity to several regional and local open space facilities. Although there are county owned lands near the Hughesville village, none are located within the boundaries of the Village itself. Regional recreational resources include two national parks and two state parks within 15 miles of Hughesville including Chapel Point State Park on the Port Tobacco River, Greenwell State Park on the Patuxent River, Fort Washington National Park, and Fort Hunt National Park on the Potomac River in Virginia.

More locally, there are a number of recreation and natural resources providing active and passive recreation opportunities. Located within Hughesville is the Hughesville School with playing fields. The Three Notch Trail is a 28-mile long trail extending from Hughesville to Lexington Park in St. Mary's County that is currently being constructed along an abandoned railroad right-of-way. Eventually, Charles County plans to connect the Indian Head Rail Trail to the Three Notch Trail. There are several other recreational sites near Hughesville including:

- Cedarville State Park (just north of Hughesville)
- Patuxent River Natural Resource Management Area
- Patuxent Vista Natural Resource Management Area
- Camp Winona (located near Hughesville off of Scout Camp Road)
- Oak Ridge Park
- Bryantown Sports Complex

In terms of transportation Assets, in 2005, the Maryland State Highway Administration completed the MD 5 Hughesville Bypass, which includes an interchange with MD 231, a principal arterial roadway connecting Charles County with Calvert County. The construction of this roadway provided substantial congestion relief to the Hughesville Village and has enabled the revitalization to occur. Such revitalization will include the creation of a more walkable community and allow the redesign of the "Main Street" to have bicycle lanes and on-street parking. The existing road network is planned for better circulation and interconnectivity, including a redesign and construction of the village roads as well as the installation of modern stormwater management and street lighting. The existing village does not have these amenities currently.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)

Historic development patterns in Hughesville were driven in large part by the need to organize the village into a meaningful pattern around the tobacco agricultural industry. The Village predominantly developed in a linear fashion along existing MD 5 (Leonardtown Road) and the rail line used to transport tobacco and other goods to and from the region. Other uses to support the community were developed in a fairly dense pattern within a relatively compact area. The historic scale of development did not support integration of mixed uses in a vertical fashion. Today, Hughesville has cross-roads village characteristics that include a mix of land uses. The most recent development has included residential suburban-style subdivisions, continued by-pass improvements, and the construction of a Harley-Davidson dealership in the northern section of the Village.

General land uses of Hughesville include forests (39%), commercial (21%), and low to medium density residential (20%) uses. The number of acres devoted to commercial versus residential land uses is nearly equal. A mix of low density residential, large scale office and operations development uses are generally located along MD 5 and on Hughesville Manor Drive and Homeland Road. Commercial uses, as located along the major thoroughfares of MD 5 and MD 231 include a range of intensities from small-scale retail and services to large-scale office and operations development of Southern Maryland Electric Cooperative Incorporated (SMECO). The Industrial uses include a portion of SMECO lands and also businesses in the Hughesville Industrial Park. Forest land uses in Hughesville are further categorized as mixed forest and evergreen forests.

The lands within the Hughesville SCA are predominately zoned Village Residential (RV), Village Commercial (CV) and General Industrial (IG). There are a broad range of non-residential uses that are currently permitted in the village zoning districts. Under Village Commercial zoning, uses that could be permitted include large retail stores (shoppers' merchandise), sale of bulky items (general merchandise), fast food restaurants, hospitals, and motor vehicle sales.

The current zoning regulations may not contain adequate flexibility to allow for infill development nor do they contain adequate site design criteria to achieve development consistent with the desired village character. However, once the Comprehensive Plan has been updated, it is anticipated that the village zoning code will be updated and revised.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)

In terms of community resources, there are a number of recreation and natural resources providing active and passive recreation opportunities near Hughesville including, but not limited to, Cedarville State Park (just north of Hughesville), Oak Ridge Park, and the Bryantown Sports Complex. The Southern Maryland Agricultural Development Commission, based in Hughesville, has implemented a Buy Local Campaign for the region. "Southern Maryland, So Good" links growers, buyers, shops, restaurants, and customers to help consumers identify truly local products and buy accordingly. A Farmers' Market is located near the Hughesville SCA at the Charlotte Hall Library in St. Mary's County.

The area is served by the County Public School system, which is a highly rated educational program. There are also several private schools in a reasonable distance of the village. In addition, the College of Southern Maryland serves the community with campuses in near-by La Plata and Prince Frederick.

Hughesville is not heavily populated and its crime numbers are therefore lower than those of more populated communities in Charles County. It is important to note that crime continues to trend downward in Charles County. In 2009, crime dropped more than 13 percent and in 2010, crime remained relatively unchanged from the previous year. Thefts (which include shoplifting), burglaries, robberies and assaults are generally among the most reported events throughout the county.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)

The Hughesville SCA is located inland, at the convergence of the headwater streams to two watersheds: Gilbert Run watershed, generally on the western side of Leonardtown Road, and Patuxent River watershed, generally on the eastern side of Leonardtown Road. The topography is gentle along Leonardtown Road and Route 231, and small isolated non-tidal wetlands are dispersed in the SCA. Swaths of non-tidal wetlands follow the stream valleys of the headwater streams. Gilbert Run has been identified as a Wetland of Special State Concern by Maryland, which requires the standard 25 feet non-tidal wetland buffer to be increased to 100 feet for additional protection. The north-eastern portion of the SCA drains into Swanson Creek Upper Tributary 1, which is listed in State regulations as a drainage area to a Tier II or high quality stream. This listing requires anti-degradation review by the Maryland Department of Environment for certain development proposals.

The large forested tracts surrounding the Hughesville SCA are identified by the 2000 Edition of the Maryland Atlas of Greenways, Water Trails, and Green Infrastructure, as forest hubs (greater than 100 acres in size) and corridor. Forest hubs "represent the most important ecological areas remaining in Maryland." This does not imply regulatory protection, however maintaining forest hubs and corridors are vital to the State's biological diversity. These forested areas are also identified by the Maryland Department of Natural Resources as potential bird habitat for forest interior dwelling species (FIDS). FIDS tend to be the smaller songbirds that find safety in the interior of large tracts of forest, away from edge predators.

Best management practices related to enhancing the tree canopy and managing stormwater runoff in the SCA will be critical in maintaining the high quality waters.

Charles County continues to have the one of the largest amounts of forest retention in the state of Maryland helping to abate the impacts of congestion on air quality. Charles County is a member of the Metropolitan Washington Council of Governments (MWCOC) air quality model. As a member of MWCOC's Transportation Planning Board and Air Quality Committee, the County works collaboratively with our neighboring jurisdictions to reduce roadway congestion and promote the use of high capacity transit services. Through the Maryland Department of Transportation, Southern Maryland has the greatest growth in commuter bus ridership in the state of Maryland. The near-by park and rides facilitate ride sharing and commuter bus ridership to promote better air quality and reduce congestion.

The Hughesville SCA is supported by groundwater resources to provide a potable water supply. Drinking water supply is provided by individual groundwater wells on each property drilled into multiple confined aquifers. As part of the revitalization strategy for Hughesville, the County has completed an engineering study to develop a community water system to provide better management of the groundwater resources. In addition, the County has also completed the engineering study to remove the septic systems as the community wastewater treatment plant is constructed. This system would replace these subject septic systems with a nutrient reducing treatment plant with a land application discharge, further improving area water quality.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)

Based in Hughesville, the Southern Maryland Agricultural Development Commission has implemented a Buy Local Campaign for the region. "Southern Maryland, So Good" links growers, buyers, shops, restaurants, and customers to help consumers identify truly local products and buy accordingly. A Farmers' Market is located near the Hughesville SCA at the Charlotte Hall Library in St. Mary's County. This Farmers' Market is open every day except Sunday from April through December.

Residential curbside recycling is not available in the Hughesville SCA. The State of Maryland mandates that the County must recycle 15% of its waste stream. Charles County achieved a 50.79% recycling rate (residential and businesses) and a 5% source reduction credit equaling a total waste reduction rate of 55.79% in CY10. Commercial recycling is not currently available due to the cost; however, many businesses are participating in recycling. In CY10, 2,799.08 tons were recycled through the curbside collection program. In FY10, 235.34 tons of electronics and 45,625 gallons of motor oil were recycled. In CY10, 173.84 tons of tires were diverted from the landfill.

The County received an Energy Efficiency Conservation Block Grant (EECBG) in 2009 for eight energy-related projects. One of the projects involves a comprehensive review of (1) the Charles County Zoning Ordinance and related development ordinances, and (2) the Building Code and related ordinances, for the purpose of recommending amendments that will eliminate or mitigate conflicts which impair or impede the County's and/or the building community's ability to create and construct environmentally and economically sustainable, energy efficient, transit and pedestrian friendly development and redevelopment throughout the County.

Another project is a Geothermal Heat Pump System Design and Distribution Feasibility Study. This study will provide direction to Charles County on various geothermal heat pump design and delivery systems, both centralized and decentralized, and how they can be applied to land uses and developments county-wide.

As part of the Comprehensive Plan update for 2012, a third EECBG project is to create an Energy Element for the Comprehensive Plan. In addition, St. Charles Companies is partnering with the County to conduct an energy analysis, which will provide community wide baseline energy consumption data.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)

The proposed Hughesville SCA contains a concentration of development constructed before 1985, thus there are significant opportunities for redevelopment and retrofitting practices that can reduce stormwater flows in the SCA.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.

(Answer Space 4,000 characters)

The Hughesville SCA is strategically located near the confluence of Southern Maryland's three counties, providing good access from all three areas. With the completion of the Hughesville bypass, many of the traffic volume and pedestrian safety issues at Rt. 5 and Rt. 231 have been eliminated. Access to jobs and opportunities in Hughesville therefore can be expected to improve with aggressive revitalization strategies and business assistance. The Hughesville area also sees heavy commuter traffic for the Patuxent River Naval Air Station as well as commuters to Washington D.C, surrounding suburban jurisdictions, and to park and ride facilities. Improved road linkages from the bypass to main street Hughesville (old Rt. 5) now under consideration, new village entranceway business signage now approved and embodied in a revised County ordinance, and main street streetscape and business façade upgrades, should be some among many economic drivers for the area. The development of the Hughesville Station Planned Employment Park and the completion in the near future of the SMECO Engineering and Operations center nearby will add new employees to service the existing and anticipated new businesses in Hughesville Village.

Obstacles to economic investment cited in the Hughesville Revitalization Plan include public water and sewer, safe vehicular and pedestrian access, and the need for local leadership to drive the redevelopment effort. Since the adoption of that Plan, all these issues have been methodically addressed; the Hughesville bypass has been completed; a water and sewer study has been completed and a technical approach identified; and a Hughesville Business and Civic Association (HBCA) was formed to spearhead the effort. This group is composed of property owners, businesses, the local electric cooperative, residents and activists dedicated to the revitalization of Hughesville in accordance with the Plan. The group is well regarded, continues to make its own investments in community betterments and studies, and is the focal point for liaison with the County government.

Funding issues remain. Zoning issues related to setbacks and infill development are not flexible enough to achieve the development envisioned and will be further addressed. Streetscape improvement funding is essential to the revitalization effort. Intersection improvements at Business Route 5 linking the Hughesville Station development and the SMECO Engineering and Operations Center to old Hughesville and the bypass should be funded to promote jobs, businesses and visitation.

Recent business formation or announcements of such have recently occurred, including Lambert Cable Splicing and Appliance Source locating in Hughesville within the past year. Taman Roofing recently announced plans to break ground on a two story office building, and Boblits Investments purchased a property and has commenced improvements. As previously mentioned SMECO has its Operations and Engineering Center under construction. Further, the County recently cooperated with SMECO in the location and expediting of a 5 MW + solar facility on the outskirts of the PFA which, when fully developed, will power the new SMECO Operations and Engineering Center, generate substantial property taxes and may serve as a catalyst for educational opportunities for citizens and tourists and a small source of possible patrons for Village businesses. The County support of the SMECO Center and the solar project will generate an additional base of employees next to the Village which should spur the formation of new consumer oriented businesses in the village.

The area is well serviced by broadband. In addition, the One Maryland Broadband Project will bring State high speed fiber to Hughesville as well in the near future, and with fiber reserved for the Maryland Broadband Cooperative, there should ultimately be provider and cost choices for Hughesville residents and businesses.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)

The area in this application is primarily commercial, but is envisioned to include a limited number of mixed use projects as well as some, but limited, single family houses. The trends in construction in Charles County appear to be slightly weighted towards multi-family housing and townhouses at this time. Townhouses are the lower cost units that still provide for ownership and the apartment rental market is higher in demand at this time and it is estimated that this is due to the housing pressures caused by the recession.

Property values and prevailing housing costs in Charles County cover a broad spectrum. The County's Planning Division completed a study on October, 2010 titled: Housing Supply, Demand and Zoning Options Analysis indicate the greatest area of housing need in Charles County is with those families making less than \$40,000 per year. For families in the upper range of affordable housing and in the workforce housing range there is adequate supply to meet demand.

At this time there is not a specific goal for the number of units for affordable housing but it is currently being discussed in the update of the County's Comprehensive Plan.

Charles County Department of Community Services Housing Authority administers the HUD Housing Choice Voucher (HCV) rental assistance program. Voucher program funds are fully committed, with approximately 850 households receiving assistance. There is a current program waiting list of approximately 4,000 applications. Currently less than 5 households (0.006%) of participants on the HCV program live in the Hughesville Village Study area. In addition, there are no project based vouchers for multi-family subsidized units in the Hughesville Village Study Area.

Catholic Charities, a social services organization of the Archdiocese of Washington, operates the Angel's Watch regional shelter and domestic violence shelter within the Hughesville Village Study Area.

According to the "Property Foreclosure in Maryland: Fourth Quarter 2011" report by the Maryland Department of Housing and Community Development, the State's national ranking in foreclosure rate improved to 37th highest in the fourth quarter, compared with the 41st highest in the previous quarter. The declining trend in foreclosures is due to delays in processing caused by the robo-signing controversy and documentation problems as well as the State foreclosure mediation law that went into effect July 2010 of last year. However, Maryland foreclosures increased by 8.1 percent in the fourth quarter to 3,514 events, reversing a five –month slide in foreclosure activities. Maryland properties that were foreclosed in the fourth quarter recorded an average of 635 days to complete the foreclosure process, up from 594 days in the previous quarter. During the Fourth Quarter in Charles County, there were the following:

- 68 property foreclosure events, a ranking of eighth highest in the State.
- 68 notices of mortgage loan defaults, a ranking of eighth highest in the State.
- 22 notices of foreclosure sales, representing the eighth highest receipt sales notice in Maryland.
- 31 lender purchases of foreclosed properties (REO), representing the sixth highest in the State.

During 2011, the Hughesville community (Hughesville Postal Office Zip Code area 20637) was not identified by Maryland Department of Housing and Community Development as a foreclosure "hot spot".

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)

The Hughesville SCA is located within the Hughesville Census Designated Place (CDP). The CDP is larger in area than the area to be designated as the SCA but represents the population that would help support the SCA. The Census April 1, 2010 total population for the Hughesville CDP is 2,197. This represents an increase of 660 people, or 42.9%, from the Census 2000 population of 1,537. The average household size in 2010 in the Hughesville CDP is 3.03, with a total of 714 households. In terms of age, there are 586 children between the ages of 0 and 19 (comprising 26.7% of the total population), and 237 people over the age of 65 (comprising 10.8% of the total population). The median age in 2010 is 42.1 years. With regard to race, the Hughesville CDP is comprised primarily of Whites (68.5%) and African Americans (25.3%). This is a significant increase in the ratio of African Americans in the Hughesville CDP, who only represented 13.1% of the total population in 2000. The remaining population is made up other races including Asians, American Indian/Alaska Natives, and Hispanics. Information on household income and educational attainment in the Hughesville CDP are not available through the 2010 Census.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)

The Hughesville Business and Civic Alliance (HBCA) organization will be very instrumental to the Sustainable Communities Workgroup. Further, the Charles County Department of Planning and Growth Management meet, as needed, to discuss projects within the Hughesville village. When projects are more active, staff proposes an interdepartmental workgroup to provide coordination for the implementation of the Hughesville Revitalization Plan. This workgroup will consist of staff from the County's Department of Planning and Growth Management, including the Divisions of Capital Services; Codes, Permits and Inspections; Resources and Infrastructure Management; and Planning and Zoning. Several of these staff members have experience in implementation of revitalization initiatives in other jurisdictions, both in Maryland and in other states. Specifically, the Chief of Codes, Permits and Inspections has extensive experience with several redevelopment initiatives in Anne Arundel County as well as the City of Alexandria. The Director of Planning and Growth Management has experience as a redevelopment director in Florida; the Planning Director also has experience with redevelopment projects and funding mechanisms to achieve revitalization, also in Florida. The main strength of this workgroup is the aforementioned previous redevelopment experience of the County's senior staff. The main challenge is the lack of adequate number of staff to work on the implementation.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B.Organizational Experience:

Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)

Revitalization plans have been developed for Hughesville, Downtown Waldorf, and most recently for Benedict. The Community Planning Section within the Division of Planning has been responsible for managing the development and implementation of these plans. The main strength of this workgroup is the aforementioned previous redevelopment experience of the County's senior staff. The main challenge is the lack of adequate number of staff to work on the implementation.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? *(Answer Space 4,000 characters)*

The Hughesville Revitalization Advisory Committee (HRAC) was appointed by the Commissioners to represent interest groups and affected parties and to assist in the development of the Hughesville Revitalization Plan. The Committee represented a broad range of interests and a variety of viewpoints. The HRAC's primary role was to assist the County Commissioners, Planning Commission and staff to better understand the desires, concerns and attitudes of residents, civic groups, businesses, landowners, developers and other interests. The HRAC shared ideas, applied problem solving techniques and participated in public meetings to build consensus around community issues, concerns, opportunities and solutions. Several community stakeholder meetings were held in the past to develop the Hughesville Revitalization Plan. Current community stakeholder meetings are focusing on the complete update of the County's Comprehensive Plan.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

A. Supporting existing communities & reducing environmental impacts.

(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)

The Hughesville Revitalization Plan provides the necessary background, historical information, existing conditions and market analysis necessary to develop a village vision and subsequent revitalization concepts. These concepts will focus village revitalization efforts in two key areas: economic development and physical improvements. The Plan addresses land use and development/redevelopment, transportation, environmental and historic preservation, open space and public facilities such as water and sewer. The Plan presents revitalization strategies with an emphasis on infill development that is appropriate in the context of a historic village center. In addition, the Plan recommends design guidelines, streetscape concepts and adaptive reuse strategies for the tobacco warehouse buildings.

Another significant accomplishment for Charles County was the adoption of the Downtown Waldorf Vision Plan and Design Guidelines and two new zoning districts that support the Plan, by the County Commissioners in 2010. This vision embraces the State's smart growth principles and aims at providing an alternative to suburban sprawl in Charles County. The Vision Plan has the following planning goals:

- Make the study area a downtown center, an attractive focal point for the larger Waldorf community and a destination with a unique sense of place not offered elsewhere in Waldorf.
- Incorporate a transit-oriented development approach with higher density mixed-use development around a future light rail line and light rail stations.
- Establish a well balanced mix of uses including commercial, service, residential, institutional, and recreational.
- Create urban districts which are lively 18 hours per day through the mix of uses.
- Create a pedestrian- and bicyclist- friendly environment that puts the emphasis on people rather than automobiles.
- Create attractive and functional streets which provide motorists with choices that help to disperse rather than concentrate traffic volumes.
- Increase real estate values.

The County also has a Transit-Oriented Development (TOD) and a Mixed-Use (MX) Planned Development Zone (floating zones). These zones allow for higher density, mixed-use development and a mix of housing types (including townhouses and apartments) for master planned development projects. Both of these zones promote mixed-use development so that people can more conveniently reach work, school, shopping and recreation. The TOD zone in particular promotes integrated mixed-use development in the vicinity of existing or planned transit stops in a manner that will support use of existing or future public transit systems. There is an existing approved TOD Zone located along both sides of US 301 at the northern county line.

Currently, Charles County is in the process of updating its Comprehensive Plan. Through this major initiative, countywide smart-growth principles that fully support the revitalization of Hughesville are being evaluated and refined.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)

A primary focus of the Hughesville Revitalization Plan is economic development, which cannot be realized without first providing the village with adequate water and sewer facilities. Therefore, a major plan implementation item was to conduct a study of the water and sewer infrastructure needed to support Hughesville's revitalization. In December 2010, the County completed the Hughesville Business Area Water and Sewer Study. This Study recommends that a water system for Hughesville consist of 8" to 12" water distribution mains, four production wells and a 400,000 gallon elevated water storage tank. The recommendation for the sewer system consists of 8" gravity sewer with local pump stations, booster stations for flat areas, a main effluent pump station and force main, a packaged waste water treatment plant, and a disposal site sufficiently sized for a spray irrigation discharge system.

Through the Annual Transportation Priority Letter to the Secretary of the Maryland Department of Transportation, the Charles County Commissioners have requested a "Streetscape" project for MD 5 Business within the limits of the Hughesville Bypass for several years. This community enhancement project will serve as a catalyst in the revitalization of Hughesville by converting the under-utilized four-lane roadway section into a two-lane "Main Street" with on-street parking and wide sidewalks along store fronts. The project would also include bike lanes, street lighting, landscaping, street furniture, and ADA-compliant sidewalks and cross-walks. Streetscapes commonly encourage the refurbishing of store facades and businesses within the community, breathing new life into this community.

Charles County is subject to the Chesapeake Bay nutrient and sediment TMDL approved by EPA in December 2010. As part of this TMDL, Maryland assigned each County and major basin nutrient allocations by sectors (agriculture, urban, septic, and wastewater) to be achieved by 2025. Watershed Implementation Plans (WIPs) define local jurisdictions' strategies to achieve the allocations. Two-year milestones are a necessary part of the WIPs to outline the short-term steps in the overall process of achieving the pollutant load reductions. Short-term milestones allow for an iterative process to incorporate alternative strategies as needed.

The existing village in its current state consists of small homes and businesses that were constructed in the early 20th century, and does not have stormwater controls. As the roadways are improved and properties are refurbished, modern stormwater management will be required to be installed to treat currently untreated impervious surfaces. These improvements will further the County's efforts to improve water quality and meet the Chesapeake Bay Total Management Daily Load (TMDL). All stormwater and sewer improvements completed in the SCA will be evaluated and credited towards pollutant reductions necessary to meet applicable TMDLs. It is expected that by focusing new growth in sewered areas, achieving and maintaining TMDL targets in areas without sewer will be easier.

Hughesville is currently subject to the Chesapeake Bay nutrient and sediment TMDL as described above.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)

As projects are identified for conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.) these projects and associated policies and initiatives will be pursued and evaluated for applicability in meeting TMDL requirements.

The planned reconstruction of the roadways within the village will include the installation of modern stormwater management facilities to improve water quality and lessen the impact of run-off. Individual properties will also be required to comply with the new stormwater management regulations in the cases of re-development. The Revitalization Plan also includes green space to provide public amenities, while also improving air quality.

In terms of green building codes, the County is currently working on a project through the Energy Efficiency Conservation Block Grant (EECBG) that involves a comprehensive review of (1) the Charles County Zoning Ordinance and related development ordinances, and (2) the Building Code and related ordinances, for the purpose of recommending amendments that will eliminate or mitigate conflicts which impair or impede the County's and/or the building community's ability to create and construct environmentally and economically sustainable, energy efficient, transit and pedestrian friendly development and redevelopment throughout the County. Any changes that are adopted will be implemented in the coming years and would apply to development in the Hughesville SCA.

The Southern Maryland Agricultural Development Commission has implemented a Buy Local Campaign for the region. "Southern Maryland, So Good" links growers, buyers, shops, restaurants, and customers to help consumers identify truly local products and buy accordingly. As Hughesville revitalizes, it is likely that there will be a demand for farmers' markets in this area. Further, modifications to the sign ordinance were recently adopted to help farmers participating in agritourism.

Commercial recycling is currently not available for businesses in the Hughesville SCA. Expanding the existing recycling program to businesses would further reduce waste for the SCA.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

The Hughesville Civic & Business Alliance (HBCA) is a key player in coordinating these improvements with business and property owners that plan to revitalize and retro-fit properties with new stormwater and water quality management amenities. This civic group provides a line of communication with the private land owners to better coordinate and plan these improvements.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building upon assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)

The following community assets were identified during the development of the Hughesville Village Revitalization Plan:

- The rural, small town friendly atmosphere is an attractive attribute.
- The heritage of Hughesville provides opportunities for the future of the village.
- Locally-owned businesses and franchises offer goods and services to local residents.
- The bypass will provide relief to traffic congestion in the village.
- Open space, wildlife and forested areas provide a high quality of life.
- Several [historic] buildings in the village add to the character.
- The village is in a key location with respect to other development within the county.
- Concerned citizens and business owners are interested in participating in village revitalization efforts.

Of particular note are the Tobacco Warehouses in the northern end of the village including the W.H. Winstead Company tobacco warehouse (CH-435) notable as the first tobacco auction warehouse built in the State.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)

The adaptive reuse of the tobacco warehouses is envisioned as a catalyst project that will stimulate private investment in other aspects of the Plan. Some of the oldest warehouses are currently under study for a mixed use entertainment venue.

The tobacco warehouses were crudely constructed and have been poorly maintained. Adaptive reuse or restoration will be challenging. Nonetheless, historic preservation tax incentive programs and other programs yet to be identified, may offer some hope to realize this opportunity.

A tobacco heritage interpretive center is also contemplated as part of the facility. The center should consist of history, educational displays and interactive exhibits. The interactive exhibits would allow visitors to participate in the tobacco growing, harvesting, transport, purchasing and production processes through history. An agricultural heritage museum of this type would contribute to creating the Village of Hughesville as a tourist destination. In addition to the museum, the remainder of the warehouse space should be considered for continued use of space by the Amish for marketing tobacco for as long as this agricultural operation is in place or phased out through the Tobacco Crop Conversion Program. And, both uses should be complimented with continued sales of antiques and unique items, a local farmers market and similar uses.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.*(Answer Space 4,000 characters)*

The Hughesville Village Revitalization Plan identified a need to improve pedestrian access, safety and lighting, as well as provide adequate open space and park/recreation space that is attractive and accessible to users.

Further, the Charles County Bicycle and Pedestrian Master Plan is currently going through the public adoption process. The purpose of the master plan is to provide a vision for a countywide bicycle and pedestrian network that is safe and convenient for transportation, recreation, and fitness. The master plan identifies specific bicycle and pedestrian linkages that should be completed to promote a more complete network.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

Key community groups include the Hughesville Business and Civic Alliance, the Southern Maryland Heritage Area Consortium, the Maryland Heritage Area Authority, the Department of Housing and Community development, and the Maryland Historical Trust.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)

A local rehabilitation and renovation property tax credit now applicable in incorporated municipalities will be considered for extension to Hughesville. This can be enacted locally. Additionally, the County has the enabling authority to provide property tax credits for up to ten years to businesses in targeted industries creating 10 or more new jobs. These can be applied to Hughesville with the enactment of a local ordinance. Additionally, the County may, by local law, offer recordation tax credits to targeted businesses relocating, expanding or undertaking new construction in Charles County. State Historic tax credits under the Sustainable Community Act could possibly apply here as well to the rehabilitation and conversion of the tobacco barns in the Village. Major business expansions or new business formations meeting the criteria will also be directed to take advantage of existing State income tax credit programs (Economic Development Article, Tax Incentives) for job creation in sustainable communities and revitalization areas. On a project by project basis, a permit expedite process is available and extends from permit application through the issuance of a use and occupancy permit for a project, and could be afforded by the County if the particular project meets the established criteria.

The County administers a disadvantaged loan fund which has a sizeable remaining corpus. While reserved currently for disadvantaged/minority businesses, loan availability to a broader segment of the community—to include non-disadvantaged business as well—will be considered for application in Hughesville. Potential loans and grants to businesses through such entities such as the TEDCO Rural Business Initiative, MIDFA, MEDAAF, and MSBDFA and other sources will be explored to help businesses in Hughesville. The County Economic development Office has recently created a resource matrix of financing and other local business support entities with the intent to become the primary source and knowledge base for referral of businesses to the appropriate sister agencies.

The County intends on marketing Hughesville as a business location primarily through its economic development web site. It already features the Hughesville Station project (which is designated an "Opportunity Zone" in the adopted Hughesville Revitalization Plan) in a rotating display of business and tech parks available in the County. The County Economic Development Office will also market the former tobacco barns as they are rehabilitated and converted to other uses, such as a planned entertainment venue for one such barn.

The County recently cooperated with SMECO in the location and expediting of a 5 MW + solar facility on the outskirts of the PFA which, when fully developed, will power the new SMECO Operations and Engineering Center, generate substantial property taxes and may serve as a catalyst for educational opportunities for citizens and tourists and a small source of possible patrons for Village businesses. The County support of the SMECO Center and the solar project will generate an additional base of employees next to the Village which should spur the formation of new consumer oriented businesses in the village.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)

We expect significant new construction as well as retail and professional services jobs to be created as a result of the revitalization effort and infill strategy in Hughesville and its re-designation as a sustainable community. Construction jobs will be created through the build out of Hughesville Station in the Plan's Opportunity Zone, as well as streetscape and roadway improvements and the adaptive reuse and renovation of former tobacco barns. New niche retail and infill small scale construction will add additional jobs. Green jobs will have already been jump started with location of the aforementioned SMECO solar facility in Hughesville. The County Economic Development Office has designated "green technology" and "clean energy "as targeted industries and is in process of evaluating codes and incentives for green building. Hughesville is one of a few sites under consideration for the potential relocation of the College of Southern Maryland's Center for Trades and Energy Training in 18 months and, if located there, will provide workforce training opportunities in green trade skills to local as well as area wide residents. Even apart from this, as needs dictate, the College of Southern Maryland will tailor training programs to specific employers and employees to further develop a relevant and skilled workforce. For example, through a program called "Career Starters," it already runs myriad certificate training courses in a variety of disciplines (e.g., bookkeeping, trades, veterinary assistant, clinical medical assistant, lawn care technician, etc.) at three different levels of progression, from entry level to advanced, and the County will work with employers to provide this training to business employees (Hughesville has been considered a good potential location for medical facilities due to its location, and training programs for medical technician, pharmacy tech, and medical billing disciplines would be relevant examples for any such facility seeking to locate there).

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)

N/A

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

The Hughesville Business and Civic Alliance (HBCA) directors and members are the primary stakeholders and key to implementation of the Hughesville revitalization effort and all actions to occur under that umbrella. The HBCA is a non-profit organization created to facilitate and help manage the revitalization of Hughesville. It will be the mechanism to bring capital, new business and employment opportunities to main street Hughesville, consistent with the vision outlined in the plan (e.g., small scale commercial establishments, such a bakery, deli, restaurants, coffee shop, and professional offices, as well as major adaptive barn reuse and tourism opportunities). As its name implies, the HBCA's board of directors is comprised of both business and civic leaders with a stake in Hughesville. The HBCA is dedicated to creating the State and local public-private partnerships necessary to make revitalization of Hughesville more than just a slogan. The organization has and continues to raise capital through membership dues and contributions to pursue revitalization initiatives.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)

The 2006 Charles County Comprehensive Plan has a goal to achieve a mix of housing. The County is tracking development to determine whether the county is meeting its goals of a balanced housing mix. A mix of housing types will help provide housing for individuals of a range of ages and incomes, and also for disabled individuals.

Other goals and recommendations in the Comprehensive Plan include creating programs to rehabilitate substandard units; promoting neighborhood and community development plans; increasing number of housing units in the county available for renter occupancy; and seeking funding for housing initiatives. The county's 2005 Community Development Housing Plan contains similar goals and policies, including increasing the supply of rental housing and providing for the housing needs of special populations such as seniors, homeless, and disabled populations.

The County's Department of Community Services operates a number of programs to assist with affordable housing - both rental and home ownership. These include the Housing Choice Voucher Program; Rental Assistance Program for homeless individuals in finding permanent housing; Settlement Expense Loan Program to assist first time homebuyers; and homeownership initiatives to assist offer below-market rate loans to enable first-time home purchases. In addition, the county conducted a Rental Housing Survey in 2006 as a first step in providing information to assist in increasing number of housing units in the county available for renter occupancy. These programs are county-wide but can in particular assist the Waldorf area where a greater percentage of people in need are concentrated.

The County completed a Housing Supply, Demand and Zoning Options Analysis in 2010 which provides recommendations to help increase affordable housing, including strengthening the MPDU ordinance; making changes to the Planned Manufactured Homes Zoning Code; and village boundary changes to increase densities for affordable housing. These are being considered in the current update of the Comprehensive Plan.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation? *(Answer Space 4,000 characters)*

N/A

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? *(Answer Space 4,000 characters)*

N/A

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

N/A

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)

The County has several policies, strategies and projects to promote transportation choice, including walking, bicycling, transit, and carpooling, in order to promote an efficient transportation network in the Hughesville SCA.

The 2007 Hughesville Village Revitalization Plan emphasizes mixed-use, infill development within a compact Village Core area (the proposed SCA). It also focuses on improvements for pedestrian connectivity and auto circulation. The following are the main recommendations in the Plan for transportation improvements:

- Create pedestrian connections with sidewalk improvements in the Village Core with linkages to residential neighborhoods and public open space.
- Explore an alleyway system parallel to MD 5 north of MD 5/MD 231 intersection on both the west and east sides of MD 5 to provide increased access. Utilize the abandoned railroad right-of-way to the west to develop an alleyway as well as pedestrian path/trail.
- Make roadway improvements and streetscape improvements to MD 5.
- Develop a County/MSHA partnership to explore opportunities for improvements to MD 5 to reduce the number of travel lanes, widen and improve sidewalks, provide on-street parking at the appropriate locations, and make traffic calming and intersection improvements. Ultimately enter into an agreement to accomplish these priority improvements.
- Develop gateways and a wayfinding signage system.
- Provide pedestrian paths within residential neighborhoods and make path/trail improvements to the abandoned railroad right-of-way west of MD 5.
- Make roadway and access improvements that facilitate circulation in the Village Core while minimizing capital investment. Identify various capital funding sources and transportation improvement programs to support desired improvements.
- Provide pedestrian scale lighting along MD 5 and MD 231 within the Village Core area.

All of these recommendations will help promote transportation choice in the Hughesville SCA and promote an efficient transportation network that integrates housing and transportation land uses. As part of the County's ongoing efforts to implement the recommendations outline above, the County has included a streetscape project for Business 5, the main street through the SCA village, as one of the requested projects for funding in its current Priority Transportation Letter to the Secretary of the Maryland Department of Transportation. This will help contribute to a pedestrian friendly environment in the SCA.

Further, the Charles County Bicycle and Pedestrian Master Plan was recently developed and is currently going through the public adoption process. The purpose is to provide a vision for a countywide bicycle and pedestrian network that is safe and convenient for transportation, recreation, and fitness. The master plan identifies specific bicycle and pedestrian linkages that should be completed to promote a more complete network.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) (Answer Space 4,000 characters)

The Hughesville SCA is located in close proximity to the County's designated transit corridor through Waldorf; MD Route 5 will provide safe and efficient access to this planned corridor. In addition, the SCA is located near an existing park and ride lot in Charlotte Hall utilized by an MTA bus route that runs along Route 5, serving the Hughesville community. The SCA also has direct access to an existing park and ride lot located on MD Route 5 (Mattawoman Beantown Road). The County's local bus service, VanGO, has a route that passes through Hughesville on Route 5. This route starts in Waldorf, linking with St. Mary's Transit in Charlotte Hall. It operates hourly, passing through Hughesville starting at 7:47 AM with the last trip at 7:47 PM.

The Hughesville Revitalization Plan envisions small-scale mixed use and commercial infill development as well as redevelopment of existing businesses in the Village Core which will help contribute to a jobs/housing balance. The Plan's recommendations to help achieve this include:

- Explore changes to land use regulations that promote revitalization efforts while preserving village character.
- Support new residential development within and surrounding the PFA that stabilizes housing values while providing a variety of housing types for all incomes.
- Promote and market Hughesville for identified village-based businesses and niche markets.
- Explore changes to lot size, setback requirements, floor area ratio and other land use regulations that promote infill development and revitalization.
- Establish streetscape design standards for the Village Core.

This focus on mixed-use and infill development within the existing village coupled with recommended pedestrian facility and streetscape improvements will help contribute to a desirable jobs/housing balance in the Hughesville SCA. Furthermore, it will help supplement the existing village commercial, village residential, and industrial zoning in the SCA. Further, implementation of the Plan's vision for a compact walkable community and to encourage mixed-use development will help reduce reliance on the automobile. In addition, the County has approved a Planned Employment Park located adjacent to the Village which will provide jobs for the SCA.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

The Hughesville Business & Civic Alliance (HBCA) is a key player in coordinating the transportation service improvements and community enhancements with business and property owners. This civic group provides a line of communication with the private land owners to better coordinate and plan these improvements.

V. PROGRESS MEASURES

For the Plan parts of section IV (A through F):

(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)

1) Supporting existing communities & reducing environmental impacts

- Major investments in community infrastructure
- Total Maximum Daily Load (TMDL) compliance

Outcomes: Concentrating development in existing neighborhoods with public facilities

2) Valuing communities and neighborhoods – building upon assets and building in amenities

- Key physical assets and institutional assets
- Actions to reinforce a sense of place
- Stakeholder involvement

Outcomes: Revitalization and redevelopment plans and policies

3) Enhancing economic competitiveness & access to economic opportunity

- Economic development policies and initiatives
- Projects to create access to jobs

Outcomes: Partnerships for infrastructure improvements

4) Promoting equitable access to high quality affordable housing

- Policies and initiatives to expand housing choice
- Increasing access to transit and walkable communities

(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. (Answer Space 4,000 characters)

1) Supporting existing communities & reducing environmental impacts

5) Supporting transportation efficiency and access

Benchmarks: Annual reports on location and type of growth

- Strategies and projects to strengthen transportation networks
- Connectivity and proximity to transportation centers

2) Valuing communities and neighborhoods – building upon assets and building in amenities

Outcomes: Enhancing transportation networks

Benchmarks: Funding for further detailed studies and capital improvements in neighborhoods and villages

6) Coordinating and leveraging (federal, state and local) policies and investments

3) Enhancing economic competitiveness & access to economic opportunity

- Steps to remove financial barriers, increase funding
- Consistency with the comprehensive plan

Benchmarks: Mixed use projects which cost share improvements

Outcomes: Dedicated funding sources, plan policy support

4) Promoting equitable access to high quality affordable housing

Benchmarks: Annual reports that document housing type and location

5) Supporting transportation efficiency and access

Benchmarks: Plans that provide for Transit Oriented Development or that promote pedestrian circulation

6)Coordinating and leveraging (federal, state and local) policies and investments

Benchmarks: Proposals for funding options such as Tax Increment Financing or formation of a re-development agency, or similar management entity. Include goals, objectives and policies within the comprehensive plan.

REPLACE THIS PAGE WITH
LOCAL GOVERNMENT SUPPORT
RESOLUTIONS

**SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant’s Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature

Print Name and Title

Date